071.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,850,500 / 1,850,500
					USE VALUE:	1,850,500 / 1,850,500
					ASSESSED:	1,850,500 / 1,850,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAMIANI MARCEL
Owner 2:	DAMIANI VALERIE ANNE
Owner 3:	
Street 1:	30 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 5515 Square Feet, with 1 Unit, 4 Baths, 2 3/4 Baths, 1 HalfBath, 14 Rooms, and 6 Bdrms.

Edmund F Plamitt

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7838.000	1,391,900		458,600	1,850,500
Total Card	0.180	1,391,900		458,600	1,850,500
Total Parcel	0.180	1,391,900		458,600	1,850,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.55 /Parcel: 335.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45025

GIS Ref

GIS Ref

Insp Date 03/31/21

!6020!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,391,900	0	7,838.	458,600	1,850,500		Year end	12/23/2021
2021	101	FV	387,900	0	7,838.	458,600	846,500		Year End Roll	12/10/2020
2020	101	FV	387,300	0	7,838.	458,600	845,900	845,900	Year End Roll	12/18/2019
2019	101	FV	293,800	0	7,838.	458,600	752,400	752,400	Year End Roll	1/3/2019
2018	101	FV	293,800	0	7,838.	393,100	686,900	686,900	Year End Roll	12/20/2017
2017	101	FV	293,800	0	7,838.	366,900	660,700	660,700	Year End Roll	1/3/2017
2016	101	FV	293,800	0	7,838.	314,500	608,300	608,300	Year End	1/4/2016
2015	101	FV	292,400	0	7,838.	281,700	574,100	574,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:10:23

LAST REV

Date	Time
07/08/21	14:41:04
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	1570-197	1	3/31/2021		2,250,000	No	No		
HAMILTON ANNE E	1556-98	1	3/30/2020	Change>Sale	815,000	No	No		
KAVLAKIAN HERMI	1315-124		2/17/2006		543,000	No	No		Ellen Hamilton dod 5/24/2007
KAVLAKIAN HERMI	1175-105		8/7/1997	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	482	Addition	350,000	O				
3/2/2006	135	Manual	9,500			G8	GR FY08	replace rear deck

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
3/31/2021	Permit Visit	PT	Paul T
3/31/2021	Measured	PT	Paul T
10/22/2018	Meas/Inspect	BS	Barbara S
2/18/2009	Meas/Inspect	189	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Entry Denied	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7838		Sq. Ft.	Site		0	70.	0.84	4									458,597						458,600	

Total AC/HA:	0.17994	Total SF/SM:	7838	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,597	Spl Credit		Total:	458,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1955	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	1.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	1 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.86959636
Const Adj.:	1.06039381
Adj $ / SQ:	119.875
Other Features:	108932
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1405912
Depreciation:	14059
Depreciated Total:	1391853

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	6	
Totals			
1	14	6	

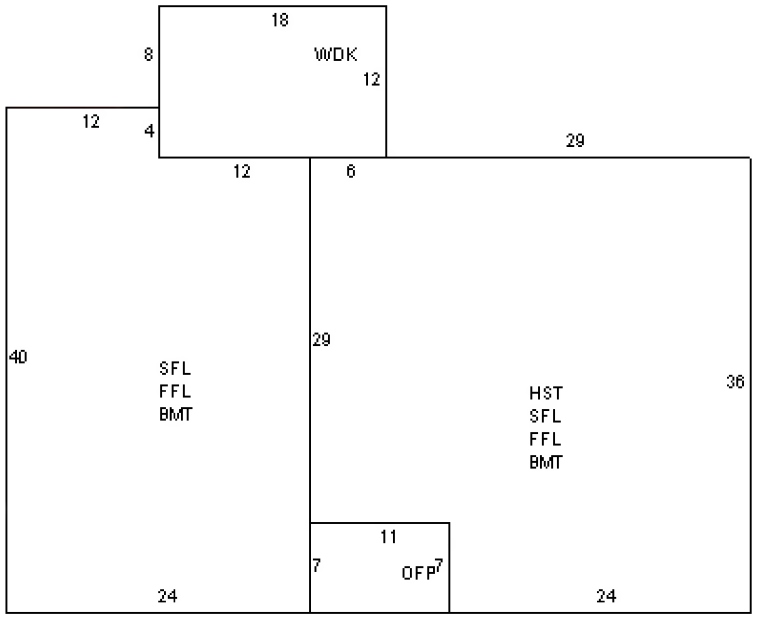
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	212.18
Special Features:	0	Val/Su Net:	194.13
Final Total:	1391900	Val/Su SzAd	291.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,095	50.910	106,655
FFL	First Floor	2,095	119.870	251,138
SFL	Second Floor	2,095	119.870	251,138
HST	Half Story	592	119.870	70,906
WDK	Deck	216	11.270	2,435
OFP	Open Porch	77	40.220	3,097

Net Sketched Area:	7,170			Total:	685,369
Size Ad	4781.5	Gross Area	7761	FinArea	5515

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	